

THE CITY OF OKLAHOMA CITY
SIMPLIFIED PLANNED UNIT DEVELOPMENT

SPUD-1452

MASTER DESIGN STATEMENT FOR

Bungalow 23

August 24, 2022
October 7, 2022
October 18, 2022
October 23, 2022
November 1, 2022

PREPARED BY:

WILLIAMS, BOX, FORSHEE & BULLARD P.C.
David Box
522 Colcord Drive
Oklahoma City, OK 73102
405-232-0080 Phone
405-236-5814 Fax
dmbox@wbfbllaw.com

SPUD-1452 MASTER DESIGN STATEMENT

This document serves as the Master Design Statement and fulfills the ordinance requirements for the Simplified Planned Unit Development (Chapter 59, Section 14150.B of the Oklahoma City Municipal Code, 2020, as amended).

I. Special Development Regulations:

The following Special Development Regulations and/or limitations are placed upon the development of the Simplified Planned Unit Development. Planning and zoning regulations will be those that are in effect at the time of development of this Simplified Planned Unit Development; provided, however, that the density and or intensity of the SPUD shall not be increased. Development is when a permit is issued for any construction or addition to any structure on a development tract. Certain zoning districts are referred to as a part of the Special Development Regulations of this Simplified Planned Unit Development. For purposes of interpretation of these Special Development Regulations, the operative and controlling language and regulations of such zoning districts shall be the language and regulations applicable to the referenced zoning districts as contained in the City of Oklahoma City's Planning and Zoning Code as such exists at the time of development of this Simplified Planned Unit Development. In the event of conflict between provisions of this SPUD and any of the provisions of the Oklahoma City Municipal Code, as amended ("Code"), in effect at the time a permit is applied for with respect to any lot, block, tract and/or parcel of land subject to this SPUD, the provisions of the Code shall prevail and be controlling; provided however, that in the event of a conflict between the Special Use and Development Regulations specifically negotiated as a part of this SPUD and the provisions of the Code in effect at the time a permit is applied for with respect to any lot, block, tract and/or parcel of land subject to this SPUD, such Special Use and Development Regulations of this SPUD shall prevail and be controlling.

1. This site will be developed in accordance with the regulations of the **(NB) Neighborhood Business District, (NC) Neighborhood Conservation District (UD) Urban Design Overlay District, and (TT) Twenty-Third Street Overlay District, including issuance of a Certificate of Approval when required (OKC Zoning Ordinance, 2020, as amended)**, except that the following restrictions will apply:

The following use(s) will be the only use(s) permitted on this site:

8300.1	Administrative and Professional Offices
8300.23	Building Maintenance Services
8300.24	Business Support Services
8250.4	Community Recreation: Restricted
8300.32	Convenience Sales and Personal Services
8250.5	Cultural Exhibits
8300.33	Drinking Establishments: Sitdown, Alcohol Permitted
8300.37	Eating Establishments: Sitdown
8300.38	Eating Establishments: Sitdown, Alcohol Permitted
8300.39	Eating Establishments: Sitdown, Limited Alcohol Permitted

8300.41	Food and Beverage Retail Sales
8200.14	Single-Family Residential
8300.51.1	Lodging Accommodations: Home Sharing
8250.16	Murals
8300.54	Outdoor Sales and Display, and Outdoor Storage [limited to food trucks]
8300.55	Participant Recreation and Entertainment: Indoor
8300.56	Participant Recreation and Entertainment: Outdoor [limited to outdoor music venue and food trucks]
8300.59	Personal Services: Restricted
8300.63	Retail Sales and Services: General
8300.67	Spectator Sports and Entertainment: General [limited to event venue and accessory services]

2. Maximum Building Height:

All existing structures shall be permitted to remain on site and shall be deemed to conform to any requirements contained within this SPUD. In the event of a new structure or an alteration to an existing structure, maximum building height shall be in accordance with the base zoning district and all applicable guidelines and regulations of the Urban Design Overlay District (UD), including issuance of a Certificate of Approval when required.

3. Maximum Building Size:

All existing structures shall be permitted to remain on site and shall be deemed to conform to any requirements contained within this SPUD. In the event of a new structure, maximum building size shall be in accordance with the base zoning district and all applicable guidelines and regulations of the Urban Design Overlay District (UD), including issuance of a Certificate of Approval when required.

4. Maximum Number of Buildings:

All existing structures shall be permitted to remain on site and shall be deemed to conform to any requirements contained within this SPUD. In the event of a new structure, there shall be no maximum number of buildings permitted within this SPUD except as limited by building and fire codes.

5. Building Setback Lines

All existing setback lines shall be permitted to remain on site and shall be deemed to conform to any requirements contained within this SPUD. In the event of a new structure or an alteration to an existing structure, setback lines shall be in accordance with all applicable guidelines and regulations of the Urban Design Overlay District (UD), including issuance of a Certificate of Approval when required. Development will not be required to comply with the Special Building Line (SBL-6). The setbacks in the SPUD shall supersede the Special Building Line along NW 23rd Street (SBL-6). Additionally, the 100' setback requirement for outdoor entertainment (including but not limited to: dining and music) from residential shall not apply.

6. Sight-proof Screening:

All existing screening shall be permitted to remain on site and shall be deemed to conform to any requirements contained within this SPUD. In the event of a new structure, screening regulations shall be in accordance with the base zoning district and all applicable guidelines and regulations of the Urban Design Overlay District (UD), including issuance of a Certificate of Approval when required.

7. Landscaping:

All existing landscaping shall be permitted to remain and shall be deemed to conform to any requirements contained within this SPUD. In the event of a new structure, the subject parcel shall meet all requirements of the City of Oklahoma City's Landscaping Ordinance in place at the time of development, and all applicable guidelines and regulations of the Urban Design Overlay District (UD), including issuance of a Certificate of Approval when required.

8. Signs:

8.1 Freestanding accessory signs

There shall be a maximum of two (2) freestanding signs. All properly permitted existing signs shall be permitted to remain on site and shall be deemed to conform to any requirements contained within this SPUD and may be replaced subject to all applicable guidelines and regulations of the Urban Design Overlay District (UD), including issuance of a Certificate of Approval when required. The maximum height for freestanding signs shall be twenty (20) feet with an area of one hundred and twenty (120) square feet.

Freestanding signs may be internally illuminated, front lit, or neon.

8.2 Attached signs

All properly permitted existing attached signs shall be permitted to remain on site and shall be deemed to conform to any requirements contained within this SPUD. In addition, there shall be a maximum of two (2) attached signs for each building along NW 23rd St. and N. Lee Ave. There shall be a maximum of one (1) attached sign for each interior building facing the outdoor common area.

The maximum square footage for attached signs within this SPUD shall be up to 10% of the total aggregate area for each wall to which the sign is attached. Attached signs may be internally illuminated, front lit, or neon.

All signs shall conform to all applicable guidelines and regulations of the Urban Design Overlay District (UD), including issuance of a Certificate of Approval when required.

Artist murals shall not be considered signage within this SPUD.

8.3 Non-Accessory Signs

Non-Accessory signs are prohibited.

8.4 Electronic Message Display signs

Electronic Message Display signs are prohibited.

9. Access:

Access shall be taken from one (1) drive off of NW 23rd St.

10. Sidewalks

Sidewalks are present along NW 23rd Street and N Lee Avenue. Should the site be redeveloped, the sidewalk regulations shall be subject to all applicable guidelines and regulations of the Urban Design Overlay District (UD), including issuance of a Certificate of Approval when required, and the policies and procedures of the Public Works Department.

II. Other Development Regulations:

1. Architecture:

All existing buildings shall be permitted to remain on site and shall be deemed to conform to any requirements contained within this SPUD. New structures and alterations to existing structures shall be in accordance with all applicable guidelines and regulations of the Urban Design Overlay District (UD), including issuance of a Certificate of Approval when required.

Canopy(ies), attached or detached, may be permitted on structures along NW 23rd St., subject to all applicable guidelines and regulations of the Urban Design Overlay District (UD), including issuance of a Certificate of Approval when required.

2. Open Space:

N/A.

3. Street Improvements:

N/A.

4. Site Lighting:

All existing lighting shall be permitted to remain on site and shall be deemed to conform to any requirements contained within this SPUD. New site lighting shall be in accordance with Chapter 59, Article XII, Section 59-12350 of the Oklahoma City Municipal Code, 2020, as amended, and all applicable guidelines and regulations of the Urban Design Overlay District (UD), including issuance of a Certificate of Approval when required.

5. Dumpsters:

Trash collection facilities in this SPUD shall be in accordance with Chapter 49 of the Oklahoma City Municipal Code, 2020, as amended. Dumpsters shall be placed no closer than 50 feet from all property lines adjacent to residential zoning district or use and shall be screened on all four sides. Placement shall be measured from the dumpster to the property line, excluding the exterior screening. A building, wall, fence, vegetation or other form of screening in accordance with Article XI, Landscaping and Screening Regulations, shall satisfy this requirement.

6. Parking:

The current parking spaces shall be deemed to satisfy the required parking for all uses within this SPUD. Valet services shall be permitted to accommodate off-site guest parking along 23rd St. to the leased neighboring lot, located at 825 NW 23rd St, subject to Traffic Commission and City Council approval.

Aisle width for two-way traffic shall be a minimum of twenty-two (22) feet.

Aisle width for a one-way aisle shall be per base zoning, which may be reduced by up to 10%

7. Maintenance:

Maintenance of the common areas in the development shall be the responsibility of the property owner or Property Owners Association. No structures, storage of material, grading, fill, or other obstructions, including fences, either temporary or permanent, that shall cause a blockage of flow or an adverse effect on the functioning of the storm water facility, shall be placed within the common areas intended for the use of conveyance of storm water, and/or drainage easements shown. Certain amenities such as, but not limited to, walks, benches, piers, and docks, shall be permitted if installed in a manner to meet the requirements specified above.

8. Drainage:

Development of this parcel will comply with Chapter 16 of the Oklahoma City Municipal Code, 2020, as amended.

9. Hours of Operation

Monday through Sunday from 11:00 a.m. to 2:00 a.m.

Outdoor music shall be prohibited after 10:00pm Sunday – Thursday. Outdoor music shall be permitted until 12:00 a.m. on Friday and Saturday.

10. Other

Rooftop patios shall be prohibited. Generators for food trucks shall be prohibited.

III. Supporting Documents

Exhibit A: Legal Description
Exhibit B: Conceptual Site Plan
Exhibit C: Signage

EXHIBIT A
ATTACHMENT "A"
LEGAL DESCRIPTION

Bungalow 23
Zoning Tract

August 19, 2022

A tract of land being a part of the Southwest Quarter (SW/4) of Section Twenty-one (21), Township Twelve (12) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, and being all of Lot Six (6) in Block Seven of PLEASANT VIEW ADDITION according to the Plat recorded in Book PL4, Page 48, together with the vacated South 140' of the Platted North-South Alley (commonly known as "Guernsey Avenue") lying adjacent thereto and all of Lots Sixteen (16) through Twenty-six (26), inclusive, Lots Thirty-two (32) and Thirty-three (33) in Block Three (3) of CONKLINS SUB. OF BLOCKS 2 & 3 GUERNSEY PARK PL. as shown on the Plat recorded in Book PL15, Page 12 and later renamed to SEMANS UNIVERSITY ADDITION according to the certificate recorded in Book 17, Page 221 (hereinafter "CONKLINS SUB") together with all of the vacated portion of the platted Alleys lying adjacent thereto, less & except the East 127.50 feet of both East-West (E-W) Alleys and less & except that portion of the North Half (N/2) of the Northern E-W alley lying adjacent to Lots Six (6) through Thirteen (13), inclusive; said tract being more particularly described as follows:

BEGINNING at the Southwest (SW) Corner of said Block 3 CONKLINS SUB;

THENCE South 89°34'50" West, a distance of 30.00 feet to the Southeast (SE) corner of said Lot 6 in Block 7 of PLEASANT VIEW ADDITION;

THENCE continuing South 89°34'50" West, along and with the South line of said Lot 6, a distance of 38.50 feet to the SW corner of the same;

THENCE North 00°21'43" West, along and with the West line of said Lot 6, a distance of 140.00 feet to the Northwest (NW) corner of the same;

THENCE North 89°34'50" East, along and with the North line of said Lot 6, a distance of 38.36 feet to the Northeast (NE) corner of the same;

THENCE North 89°34'50" East, along the extended North line of said Lot 6, a distance of 30.00 feet to the NW corner of Lot Seventeen (17) in Block 3 of said CONKLINS SUB, said corner being the NE corner of the vacated South 140 feet of Guernsey Avenue according to the Judgment recorded in Book 10596, Page 741 and re-recorded in Book 10616, Page 1389;

THENCE North 00°25'10" West, along and with the West line of said Block 3, a distance of 63.00 feet to the SW corner of Lot Fifteen (15) in said Block 3, said corner lying on the North line of the vacated portion of said Northern E-W Alley, according to the Judgment recorded in Book 10424, Page 121;

THENCE North 89°34'50" East, along and with the North line of said Northern E-W alley, a distance of 52.50 feet to the SW corner of said Lot 13 in Block 3 of CONKLINS SUB;

**EXHIBIT A
ATTACHMENT "A"**

THENCE South 00°25'10" East, along the extended West line of said Lot 13, a distance of 5.00 feet to the centerline (CL) of said Northern E-W Alley;

THENCE North 89°34'50" East, along and with the CL of said Northern E-W alley, a distance of 200.00 feet to a point intersecting with the extended East line of said Lot 6 in Block 3 of CONKLINS SUB, said point lying on the East line of the vacated portion of the Northern E-W Alley as set forth in the Judgment recorded in Book 10424, Page 121;

THENCE South 00°25'10" East, along and with said East lines, a distance of 5.00 feet to a point on the North line of said Lot 32 in Block 3 of CONKLINS SUB;

THENCE North 89°34'50" East, along and with the North line of said Lot 32, a distance of 127.50 feet to the NE corner of the same;

THENCE South 00°25'10" East, along and with the East line of said Lot 32, a distance of 43.00 feet to the SE corner of the same;

THENCE South 89°34'50" West, along and with the South line of said Lot 32, a distance of 127.50 feet to a point intersecting with the extended East line of said Lot 26 in Block 3 of CONKLINS SUB, said point lying on the East line of the vacated portion of the Southern E-W Alley as set forth in said Judgment;

THENCE South 00°25'10" East, along and with said East lines, a distance of 150.00 feet to the SE corner of said Lot 26 in Block 3 of CONKLINS SUB;

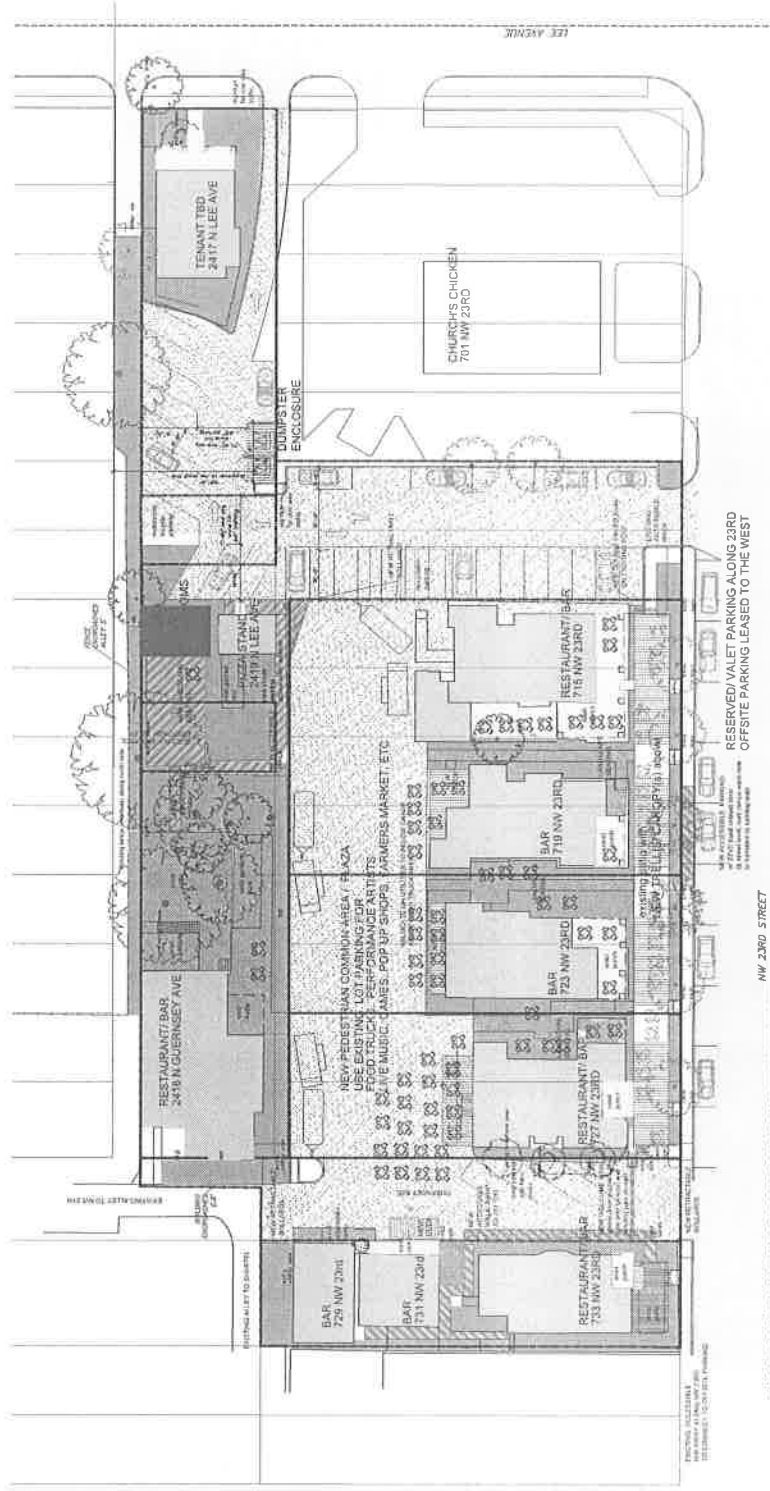
THENCE South 89°34'50" West, along and with the South line of said Block 3, a distance of 252.50 feet the POINT OF BEGINNING

Containing 65,320 square feet or 1.4995 acres, more or less.

Basis of Bearing: The South line of Block 3 SEMANS UNIVERSITY ADDITION having an assumed bearing of North 89°34'50" East

EXHIBIT B

	EXISTING BUILDING TO REMAIN		PROPOSED NEW BUILDING
	EXISTING PORCH TO REMAIN		PROPOSED NEW PORCH
	EXISTING CONCRETE PAVING TO REMAIN		PROPOSED NEW PAVING
	LANDSCAPE		PROPOSED NEW LANDSCAPING
	EXISTING WALKWAYS/PATIO		PROPOSED NEW WALKWAYS/PATIO



design
TASK

ALL EXISTING STRUCTURES
(ORIGINAL HOUSES) TO REMAIN

Bungalow 23
CONCEPTUAL SITE PLAN
SCALE: 1/4\"/>

architecture +
interior design



Move sign to
existing pole
on east end

New Neon
Entry way
sign
between
buildings
over
Guernsey



Retractable Bollards

